

Logan 10th West Project Special Property Owners Meeting “17 Homeowners”

Tuesday, May 5, 2009
5:00 to 7:00 p.m.

Cache County Admin. Bldg. – Multi Purpose Rm #109
179 North Main, Logan

Purpose of the meeting:

- To learn more about the interests of the “17 homeowners” identified by the Safety Committee
- To explain UDOT’s position regarding right of way acquisition process and the possible acquisition of these properties

Results

I. Welcome and Attendance

a. Homeowners

- Frank Ives
- Fred Baugh
- Jed Merrill
- Angie Pritchett-Tremayne
- Mike and Michelle Bradshaw
- Kae Lynn Beecher
- Paul Beecher
- Naveed Kaymanesh
- Vasna Lam
- Joe and Emily Higbee
- Chris and Lisa Weems
- Setha Seng
- Roger Gessel
- Valarie Gessel
- Ben Buchanan

b. Other attendees

- Martha Arndt, Interested area resident
- Alan Hinckley, Woodruff Neighborhood Council Rep.
- Jeff Gilbert, Cache Co. MPO

c. UDOT / Design Team

- Charles Mace, UDOT Project Manager
- Vic Saunders, UDOT PI Manager, Region 1
- Bill Cook, UDOT Right of Way
- Karen Stein, UDOT Right of Way
- Brian Kirk, Civil Science
- Mike Pepper, KMP Planning

Agenda Overview

II. Project Status – Mike Pepper

- General highlights of activities since the last round of public meetings
- General status of the project
 - i. Mike gave an overview of the project status, activities since the last round of public meetings and relationship of the project to these properties, etc.

III. Property Owner Interests

- Comments and questions from property owners regarding the project – see table below
- Description of the level of property owner interest in having UDOT acquire their properties to expand the right of way to accommodate possible widened cross sections – see table below

#	Name	Address	Comments
1 2	Kae Lynn and Paul Beecher	1009 W 600 S 575 S 1000 W	They are concerned that with the right turn lane the corner home will have impacts to the driveway that will result in relocating the driveway. They are also concerned about impacts to the irrigation system and that with the road widening it will require a small retaining wall. They feel that a retaining wall would make the home unlivable and people would no longer want to rent. Wants UDOT to purchase both homes and raze them but they want to retain the property and the access off of 600 South for the property at 1009 W and the access at 575 S off of 1000 West. They own and farm the property to the west of these homes. Both are income producing rental properties.
4	Jed and Reba Merrill	525 S 1000 W	Rental property. Concerned about safety of Children and the ability of vehicles to make right turn onto 1000 West. They were going to build another house on adjacent lot to the south (which they own) but would sell both
5	Roger Gessel	1015 W 500 S	3 Bedroom rental property. They are concerned about being able to rent once 1000 West is built. Would be willing to sell.
6	Angie Pritchett-Tremayne	478 Oakwood Place	Interested in UDOT acquiring their home. Concerned about the safety of kids and concerned about not having a parkstrip. She was very concerned about the location of her fence and who would regulate that. Had a difficult time getting the City to allow her to put her fence on the property line.
8	Naveed Kaymanesh	1022 Three Point Ave	Hasn't made a decision as they aren't aware of all the variables. Too many unanswered questions.
9	Mike and Michelle Bradshaw	1023 Three Point Ave.	Considering option of UDOT acquiring home. Concerned with safety of kids with right turn lane, property value going down and with noise levels.
10	Ben Buchanan	432 Oak Place	Wants his house bought as sidewalk would be too close.
11	Frank Ives		Backyard abuts 1000 West. He is concerned about getting same value house if UDOT acquires his. Doesn't want to sell unless impact is greater than a few feet.
12	Vasna Lam	1014 W 350 S	Wants to sell their house
13	Setha Seng	1015 W 350 S	Is okay with selling a strip of his property, doesn't want to sell his house yet.
14	Chris and Lisa Weems	110 Thomas Court	Primary concern is noise. They think UDOT should take entire strip of land. They don't think slowing traffic is a good idea. They think it would be better if UDOT bought all the houses and built it right.
15	Joe and Emily Higbee	120 Thomas Court	Biggest concern is resale, they are here temporarily. They don't currently use the backyard as it is too loud. Feel trapped because they don't want to be deceitful when they sell. Would like to know the planned impacts as soon as possible so they could put their house on the market.

- Discussion and Comments from the “17 homeowners”
 - What are property owner rights regarding property acquisition and to address noise, possible construction of noise walls, etc. – these issues were addressed by the UDOT right of way presentation
 - Interested in having translators provided for Vietnamese, Spanish and Cambodian at future meetings
 - Issues of concern regarding the new roadway and it’s impacts
 - Safety
 - Noise
 - Consideration of pedestrian barriers
 - Concerned about the ability to reconstruct property fencing – difficulty with city fence regulations and ability to reconstruct
 - Wonder about the City’s ability to restrict truck traffic from Main St.
 - Desire to have right of way information provided on the project web site
 - Question how to address possible conflict of interest in appraisal values – refer to right of way presentation
 - Seek ombudsmen services to assist with options to address conflicts
 - Concern for the economic impacts and resulting reduction in home values
 - Mitigation for remaining homeowner issues – damages for decreased value – refer to right of way process
 - First right of refusal – will be given to property owners for remaining piece of acquired parcels acquired but not used by UDOT

IV. UDOT Position and Related Information

- Parameters regarding right of way acquisition for this project – Charles Mace provided an overview of the following issues and their relationship/impact on the project.
 - Historic properties, wetlands, relocation costs, required setbacks, etc.
 - Funding issues and limitations, required justification, etc.
- Highlights of the right of way acquisition process – Bill Cook and Karen Stein gave a detailed overview of the right of way acquisition process, including handouts describing property owner rights, etc.
- General discussion and clarification followed – refer to handouts and comments outlined above

V. Review / Next steps and Adjourn

- UDOT Roadway Management Committee discussion – Mike informed the attendees that the next step will be to report the results of this session, along with a summary of the results of the other environmental process input to the UDOT Roadway Management Committee and request direction. Following this meeting, representatives of the design team will contact property owners again with next steps, meetings, etc.
- Property owner site visits and section meetings – May / June - TBA
- Public meeting #3 – June – TBA
- TAC Mtg. #4 – June/July – TBA
- Possible future meetings to be programmed as needed